

LAND BANKING INFORMATION REPORT

DATE: 5/18/2005

LEASE NO(S). N/A	LESSEE: N/A	COUNTY: Flathead	RECOMMENDATION: Proceed with Sale under Land Banking
SALE NUMBER/S AND LEGAL	Sale No: 202 Legal: W2NW4 Sec. 36 Twn. 27N Range: 23W Acres 80 Total Acres 80		
AREA OFFICE	Northwestern Land Office: Southwestern Land Office: Central Land Office : Northeastern Land Office: Southern Land Office: Eastern Land Office:		
Current Classification:	Ag:	Grazing:	<u>Timber:</u> Other
Nominated by:	<u>Department</u> Lessee		
Isolated	<u>Yes:</u> No: Reason and describe: No current legal access established. Closed road provides physical access through Flathead National Forest.		
Parcel surrounded by other public land?	Yes: <u>No:</u> If yes, explain:		
Parcel surrounded by other conservation easements?	Yes: <u>No:</u> If yes, explain:		
Results of MEPA determine significant for threatened or endangered species?	Yes: <u>No:</u> If yes, explain:		
Does the parcel/s provide public access to other public or state lands?	Yes: <u>No:</u> If yes, explain:		
Does the parcel/s provide access to adjacent private lands?	<u>Yes:</u> No: If yes, explain: <u>At the time of this review, DNRC was finalizing a reciprocal access agreement with Plum Creek Timber Company to grant them access across the subject parcel to an adjacent 40 acre parcel.</u>		
Parcel/s income and productivity	Produces less than average rate of income <u>Yes</u> No High market value <u>Yes</u> No Low return of asset <u>Yes</u> No High administrative costs compared to other similar parcels Yes <u>No</u>		

	<p>Potential to increase productive capacity of the land Yes <u>No</u></p> <p>The current annual return on asset for this parcel is: .017 %. The estimated value of the excess timber stand (\$1760/acre) is \$141,000. If you consider the timber as part of the land value then the rate of return for the parcel is 0.012%.</p>
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	<u>At 80 acres, the impact to the diversity of the overall asset portfolio is minimal.</u>
Extent of infrastructure	<p><u>Roads: Forest road – no legal access established.</u> Water: <u>No</u></p> <p>Availability of Utilities (<u>None</u>)</p> <p>power: telephone: water: sewer:</p>
Potential for appreciation or depreciation in the value of the parcel	<u>Potential to increase in value as rural residential property consistent with other rural properties in the Flathead Valley area tempered by access limitations (lengthy access through USFS or topographically difficult access through reluctant private land owners).</u>
Potential for development or value-added activities that complement local and statewide economic development.	<u>Subdivision review would require very costly road and utility improvements that would result in lots priced above market. Even if we consider just the adjoining land owners as potential buyers, the land could be National Forest, private timberlands, or rural residential. Permanent legal access for this parcel should be pursued to address a known end use. There is low potential for development or value added activities at this time.</u>
<p>Recommendation to sell or retain parcel: SELL:</p>	
<p>Reasons for Recommendation: <u>Higher than average value and very low rate of return with low potential for appreciation or value added development due to both physical and legal access limitations.</u></p>	

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.

Steve Lorch

 Signature of Individual Completing the Form

6/8/05

 Date

REVIEW BY DIVISION ADMINISTRATOR


 Tom Schultz, Division Administrator

6/9/05